

Table 1. Labor Force and Employment in the Dallas HMA, 1990 Through February 2009

																			12 Months Ending	
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	February 2008	February 2009
Labor Force	1,400.0	1,418.0	1,446.3	1,473.3	1,513.3	1,549.9	1,592.9	1,656.4	1,692.9	1,741.2	1,750.6	1,785.8	1,807.0	1,799.0	1,809.6	1,831.6	1,861.5	1,877.5	1,882.2	1,907.1
Resident Employment	1,329.4	1,331.1	1,347.8	1,385.5	1,433.8	1,477.0	1,528.1	1,596.1	1,637.6	1,686.9	1,688.4	1,699.3	1,684.6	1,676.5	1,701.7	1,735.3	1,771.7	1,795.9	1,800.5	1,803.0
Unemployment	70.6	86.9	98.4	87.8	79.5	72.9	64.8	60.3	55.3	54.3	62.2	86.6	122.5	122.5	107.9	96.3	89.8	81.7	81.7	104.1
Unemployment Rate (%)	5.0	6.1	6.8	6.0	5.3	4.7	4.1	3.6	3.3	3.1	3.6	4.8	6.8	6.0	5.3	4.8	4.4	5.0	4.3	5.5
																			December 2007	December 2008
Total Covered Employment	1,321.9	1,321.3	1,325.9	1,364.0	1,423.7	1,485.6	1,546.5	1,629.5	1,716.3	1,776.1	1,853.3	1,854.6	1,796.0	1,760.1	1,776.3	1,819.4	1,875.9	1,926.8	1,924.6	1,953.1
Goods Producing	272.9	263.9	259.6	266.2	274.0	284.3	294.2	304.2	320.3	325.6	333.3	324.2	296.1	276.9	277.8	286.6	295.0	297.6	297.5	288.3
Mining, Logging, & Construction	64.2	63.8	64.8	68.4	71.7	77.8	83.8	90.8	97.6	104.5	114.1	114.8	106.0	99.5	101.6	105.5	110.2	117.0	117.1	118.5
Manufacturing	208.0	199.4	194.0	196.9	201.5	205.7	209.6	212.5	221.8	220.2	219.2	208.8	189.5	177.0	175.8	180.8	183.3	180.6	180.4	169.8
Service Providing	1,049.0	1,057.4	1,066.4	1,097.9	1,149.8	1,201.3	1,252.3	1,325.4	1,396.0	1,450.4	1,519.9	1,530.4	1,499.9	1,483.2	1,498.5	1,531.3	1,582.4	1,629.2	1,627.0	1,793.0
Trade	263.9	262.0	260.9	264.5	273.0	283.2	291.5	299.8	314.6	326.1	338.5	340.4	331.0	317.6	312.3	314.3	320.6	320.6	321.2	324.2
Wholesale Trade	99.7	99.5	98.5	99.5	101.9	106.6	108.9	115.0	125.2	128.3	131.7	127.9	124.6	121.9	118.6	118.0	122.8	125.2	125.6	126.0
Retail Trade	164.2	162.4	162.4	165.0	171.1	176.6	182.6	184.9	189.4	197.8	206.8	212.4	206.4	195.7	193.7	196.3	197.8	195.4	195.6	198.2
Transportation & Utilities	48.1	48.8	50.4	51.2	54.9	57.5	60.2	62.5	66.6	69.6	72.4	75.4	71.3	70.1	71.4	70.1	68.1	70.2	70.3	70.2
Information	62.6	62.6	60.7	62.3	65.6	73.2	79.2	88.9	92.7	95.5	103.0	99.5	88.3	80.3	75.7	75.1	75.2	71.9	72.1	71.2
Financial Activities	129.3	128.4	126.1	129.1	133.5	134.1	136.8	146.7	159.2	163.2	163.2	164.4	165.1	165.5	168.2	171.9	179.9	182.7	182.7	182.5
Professional & Business Services	148.3	146.4	150.7	160.1	177.0	190.5	207.6	231.0	252.2	270.5	298.1	290.9	270.7	265.6	279.9	291.6	313.1	333.0	332.6	346.4
Education & Health Services	97.4	102.2	107.2	110.0	112.7	119.7	126.3	133.3	135.7	137.0	141.2	145.9	152.6	159.1	162.2	168.5	177.5	188.1	188.4	197.0
Leisure & Hospitality	110.1	112.2	112.0	117.5	123.4	128.7	133.6	141.2	145.8	151.5	157.3	162.8	161.1	161.6	164.6	168.9	173.6	181.6	181.6	185.9
Other Services	38.2	39.1	39.8	40.8	42.5	43.9	45.4	47.5	48.4	49.7	52.7	53.3	52.3	51.7	50.7	52.0	53.1	52.5	52.3	52.7
Government	151.1	155.7	158.6	162.4	167.0	170.4	171.8	174.4	180.9	187.3	193.5	197.9	207.4	211.8	213.6	218.9	221.3	228.5	225.9	234.6
Federal	30.4	31.4	31.1	30.9	31.0	30.6	29.7	29.5	30.2	30.6	31.2	30.1	29.8	29.7	29.5	29.2	29.6	29.4	29.3	30.0
State	19.5	19.8	20.1	20.6	21.2	21.7	22.0	22.2	22.5	23.0	23.5	25.1	27.4	27.2	27.2	29.8	28.6	29.2	28.7	31.4
Local	101.2	104.4	107.4	110.8	114.7	118.2	120.1	122.7	128.2	133.8	138.9	142.8	150.1	154.8	156.9	159.9	163.2	170.0	168.0	173.2

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Dallas HMA, 1990 to March 1, 2012

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Dallas HMA	2,390,371	3,143,550	3,857,200	4,089,000	75,300	2.8	80,000	2.3	77,250	2.0
Collin County Submarket	264,036	491,675	778,500	873,000	22,750	6.4	32,150	5.3	31,500	3.9
Dallas County Submarket	1,852,810	2,218,899	2,431,500	2,499,000	36,600	1.8	23,850	1.0	22,500	0.9
Denton County Submarket	273,525	432,976	647,200	717,000	15,950	4.7	24,000	4.6	23,250	3.5
Households										
Dallas HMA	899,475	1,148,494	1,340,400	1,398,900	24,900	2.5	21,500	1.7	19,500	1.4
Collin County Submarket	95,805	181,970	272,000	299,700	8,625	6.6	10,100	4.6	9,225	3.3
Dallas County Submarket	701,686	807,621	859,100	872,200	10,600	1.4	5,775	0.7	4,375	0.5
Denton County Submarket	101,984	158,903	209,300	227,000	5,700	4.5	5,650	3.1	5,900	2.7

Notes: Numbers may not add to totals due to rounding. Current date: March 1, 2009. Forecast date: March 1, 2012. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Dallas HMA, 1990, 2000, and Current

	Dallas HMA			Collin County Submarket			Dallas County Submarket			Denton County Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	1,011,603	1,217,080	1,466,450	103,827	194,892	289,150	795,513	854,119	954,000	112,263	168,069	223,300
Occupied Units	899,475	1,148,494	1,340,400	95,805	181,970	272,000	701,686	807,621	859,100	101,984	158,903	209,300
Owners	485,218	652,172	833,350	63,849	124,916	194,500	362,781	424,847	495,900	58,588	102,409	142,950
%	53.9	56.8	62.2	66.6	68.6	71.5	51.7	52.6	57.7	57.4	64.4	68.3
Renters	414,257	496,322	507,050	31,956	57,054	77,500	338,905	382,774	363,200	43,396	56,494	66,350
%	46.1	43.2	37.8	33.4	31.4	28.5	48.3	47.4	42.3	42.6	35.6	31.7
Vacant Units	112,128	68,586	126,050	8,022	12,922	17,150	93,827	46,498	94,900	10,279	9,166	14,000
Available Units	81,844	48,162	87,550	5,364	10,222	13,150	69,498	31,190	64,400	6,982	6,750	10,000
For Sale	16,644	9,843	16,300	2,256	2,186	3,575	12,190	5,587	10,100	2,198	2,070	2,625
Rate (%)	3.3	1.5	1.9	3.4	1.7	1.8	3.3	1.3	2.0	3.6	2.0	1.8
For Rent	65,200	38,319	71,250	3,108	8,036	9,575	57,308	25,603	54,300	4,784	4,680	7,375
Rate (%)	13.6	7.2	12.3	8.9	12.3	11.0	14.5	6.3	13.0	9.9	7.7	10.0
Other Vacant	30,284	20,424	38,500	2,658	2,700	4,000	24,329	15,308	30,500	3,297	2,416	4,000

Notes: Numbers may not add to totals due to rounding. Current date: March 1, 2009.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Dallas HMA, 1990 Through February 2009

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				February 2008	February 2009
Dallas HMA																					
Total	14,435	13,807	15,943	19,482	25,239	26,270	28,205	31,529	37,955	33,771	30,745	33,521	32,745	33,636	34,245	34,613	34,465	29,558	25,989	27,116	20,503
Single-family	9,551	10,791	14,142	15,114	15,910	15,656	18,683	18,874	22,287	22,369	24,892	24,575	23,492	25,099	29,114	28,039	25,861	18,277	11,252	14,443	9,259
Multifamily	4,884	3,016	1,801	4,368	9,329	10,614	9,522	12,655	15,668	11,402	5,853	8,946	9,253	8,537	5,131	6,574	8,604	11,281	14,737	12,673	11,244
Collin County Submarket																					
Total	4,338	3,779	4,791	5,679	8,500	7,048	8,545	11,559	13,404	12,100	10,111	11,418	10,417	11,083	12,090	13,844	14,326	9,911	6,631	9,476	6,658
Single-family	2,664	2,962	4,377	5,176	5,714	5,393	6,526	7,219	8,050	7,713	9,631	9,671	9,716	10,442	11,094	12,571	11,599	6,756	4,107	6,384	4,343
Multifamily	1,674	817	414	503	2,786	1,655	2,019	4,340	5,354	4,387	480	1,747	701	641	996	1,273	2,727	3,155	2,524	3,092	2,315
Dallas County Submarket																					
Total	8,839	8,232	8,781	11,185	12,696	15,108	13,893	14,121	17,300	14,938	14,745	14,839	16,330	16,449	14,298	15,404	16,556	14,295	15,819	13,939	10,790
Single-family	5,646	6,046	7,426	7,321	7,200	6,868	8,240	7,512	9,218	9,424	9,913	9,374	9,149	10,410	11,140	11,541	11,004	7,479	5,213	5,898	3,325
Multifamily	3,193	2,186	1,355	3,864	5,496	8,240	5,653	6,609	8,082	5,514	4,832	5,465	7,181	6,039	3,158	3,863	5,552	6,816	10,606	8,041	7,465
Denton County Submarket																					
Total	1,258	1,796	2,371	2,618	4,043	4,114	5,767	5,849	7,251	6,733	5,889	7,264	5,998	6,104	7,857	5,365	3,583	5,352	3,539	3,701	3,055
Single-family	1,241	1,783	2,339	2,617	2,996	3,395	3,917	4,143	5,019	5,232	5,348	5,530	4,627	4,247	6,880	3,927	3,258	4,042	1,932	2,161	1,591
Multifamily	17	13	32	1	1,047	719	1,850	1,706	2,232	1,501	541	1,734	1,371	1,857	977	1,438	325	1,310	1,607	1,540	1,464

Source: U.S. Census Bureau, Building Permits Survey